

WRITTEN STATEMENT OF CASE ON BEHALF OF THE APPELLANT

**HOUSEHOLDER APPEAL BY
MR GILL**

FIVE RIVERS, 10 HILL ROAD, NORTHWOOD, HA6 2DQ

**Part two storey, part single storey side/rear extensions and
conversion of roof space to habitable use to include a
front dormer, 2 rear dormers and 4 roof lights.**

**Prepared by Mrs Sarah A King
BA (Hons) DipTP MRTPI**

**London Borough of Hillingdon
reference 1965/APP/2019/1938**

4 November 2019

CONTENTS

1. Introduction and background
2. Site and surroundings
3. Site planning history
4. The appeal proposal
5. Planning policy
6. The case on behalf of the Appellant
7. Conclusions

APPENDICES

Appendix 1: Officers delegated report

1 Introduction and background

- 1.1 The site is situated in Northwood and lies north of the junction where the B469 meets the A404 and north west of Northwood Underground Station. Hill Road is a residential street which links Moor Park Road with Dene Road. The surrounding area is predominantly residential and is characterised by large detached dwellings in large plots. The Limes, number 8 Hill Road lies directly to the north of the appeal site and 3 Sherbourne Place to the south.



Image 1: Location map extract – not to scale.

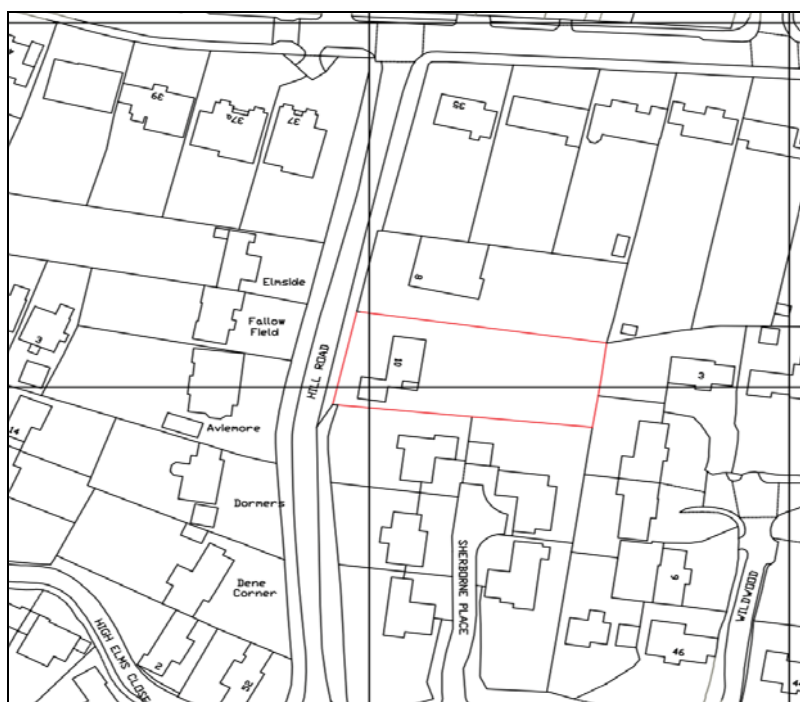


Image 2: Extract from the submitted Ordnance Survey location plan (not to scale).

- 1.2 A pre application submission was progressed with the Council in June 2018, reference 1965/PRC/2018/38. Amendments were made to the scheme in response to the pre-application advice with a particular focus on changes to the roof design.
- 1.3 The planning application was submitted to the Council on the 19 June 2019 and allocated the application reference 1965/APP/2019/1938. At the time of validating the application, the Council revised the application description. No objections were raised in respect of this change. The application was submitted with the following documents;

Householder planning application forms dated 7 June 2019

SP-01 Rev B Site plan
BP-01 Existing block plan
BP-P01 Proposed block plan
P003 Rev J Existing and proposed front elevation
P005 Rev J Existing and proposed side elevation
P006 Rev J Existing and proposed side 1 elevation
P004 Rev L Existing and proposed rear elevation
P001 Rev L Existing and proposed ground floor plan
P002 Rev J Existing and proposed first floor plan
P007 Rev J Existing and proposed roof plan
P008 Rev J Proposed second floor plan

CIL questions form

- 1.4 The Council refused the application under delegated powers on the 13 August 2019 for the reasons set out in the decision notice;

1. The proposed extensions, by reason of their size, scale, bulk, width and design would represent an unduly incongruous form of development which would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and the visual amenities of the street scene and the wider Dene Road Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies DMHB 1, DMHB 5 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Extensions.
2. The proposed two storey side extension, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at 8 Hill Road by reason of overdominance, visual intrusion and loss of outlook. Therefore, the proposal would be contrary to policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.
3. The proposed front dormer, by reason of its siting and position would represent an unduly incongruous form of development which would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and the wider Dene Road Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies DMHB 1, DMHB 5 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

- 1.5 A copy of the Officer's delegated report is attached at **Appendix 1** of this Statement.



Image 3: Aerial photograph of the locality, showing the appeal site edged red and surrounding pattern of development (image taken from Google Earth).

2 The Site and its Surroundings

- 2.1 The area surrounding the appeal site is residential in character. The houses in the vicinity of the appeal site are predominantly large detached properties set in extensive gardens, many extending the full width of the plot. There is no uniformity in terms of the house types, materials, building lines and roof designs.
- 2.2 Five Rivers lies to the eastern side of Hill Road towards its northern end. It is a two storey detached property set within a large garden. The property is rendered in white with brown window frames and brown roof tiles.



Photograph 1: Front elevation of Five Rivers, with 8 Hill Road also visible to its left



Photograph 2: Existing rear elevation of Five Rivers



Photograph 3: View from the rear garden of Five Rivers towards the shared boundary with No.8 Hill Road

- 2.3 Five Rivers aspects west to east (front to back) and is situated centrally within the plot. Vehicular access to the property is from Hill Road and an existing garage is situated forward of the house. There is a patio area to the north of the property which wraps around the rear and the southern gable. A large garden rear extends over 50 metres in length. A solid boundary wall separates Five Rivers from The Limes.
- 2.4 The Limes, number 8 Hill Road is situated to the north of the appeal site. This property is substantially larger than Five Rivers and planning permission was granted in September 2011 (planning application reference 14561/APP/2011/1838) for a first floor rear/side extension with alterations to the rear. The plans submitted with this application indicate the internal room layout and position of the principle windows.



Image 4: 8 Hill Road - Extract from drawing number 210511-02 Rev E Proposed Floor Plans submitted and included on the schedule of plans for planning application reference 14561/APP/2011/1838 (not to scale)

- 2.5 Number 3 Sherbourne Place is situated to the south of the appeal site. There is a high level of screening in the form of trees and high hedges separating these two properties.
- 2.6 There are no listed buildings in the immediate vicinity of the site and the site is not in a Conservation Area. However the site falls within the Dene Road Area of Special Local Character.



Image 5: Dene Road Area of Special Local Character designated boundary

3 Site Planning History

- 3.1 An application was approved in April 1990, reference 1965/A/89/1393, for the erection of two storey side extension, single storey side extension and erection of double garage to frontage.
- 3.2 A further application was approved in March 1991, reference 1965/B/90/1994, for the erection of two storey front extensions including double garage.

4 The Appeal Proposal

- 4.1 The appeal application seeks householder permission for a part two storey, part single storey side/rear extensions and conversion of roof space to habitable use to include a front dormer, 2 rear dormers and 4 roof lights. The proposal comprises the following main elements:
- Construction of a two storey side extension to the southern elevation which will follow the existing roofline and front building line. This extension will have a width of 4.3 metres and will extend 4 metres beyond the original rear elevation. It will be set in from the boundary by circa 1.4 metres.
 - Construction of a new two storey side extension to the northern gable. The extension will run the full length of this existing elevation and will have a width of 4 metres. The extension will follow the original front building line but will have a lower, subservient roof line.
 - A flat roof single storey side/rear extension with a depth of 4 metres, from the original rear elevation and width of 4 metres, is proposed to the north east corner of the property.
 - A 4 metre deep two storey extension is proposed along the length of the rear elevation joining the single storey corner element to the two storey southern side extension.
 - Bedroom, bathroom and office space will be created in the roof through the introduction of two dormer windows in the rear elevation, one in the front and four rooflights.
 - The materials used in the extensions will match those of the original dwelling – white render, roof tiles and uPVC window frames.
- 4.2 The submitted application plans include a number of plans and drawings, which show the details of the proposal.

5 Planning Policy

The National Planning Policy Framework February 2019

- 5.1 The NPPF is relevant and applicable.
- 5.2 Section 12 relates to design and paragraph 127 highlights that Councils' should ensure that developments are sympathetic to local character and history whilst not preventing or discouraging appropriate innovation or change. Developments should be visually attractive as a result of good architecture, layout and appropriate landscaping and should maintain a strong sense of place.
- 5.3 Section 16, is relevant and paragraph 190 states the local planning authorities should identify and assess the significance of the heritage asset that may be affected, and they should take this into account when considering the impact of a proposal upon the heritage asset.

The Development Plan

- 5.4 For the purposes of this application, the Development Plan comprises the: Hillingdon Local Plan: Part One – Strategic Policies (November 2012); Hillingdon Local Plan: Part Two – Saved UDP Policies (November 2012); Hillingdon Local Plan: Part Two – Development Management Policies with Modifications (March 2019); and, the London Plan.

Hillingdon Local Plan: Part One – Strategic Policies

- 5.5 The Hillingdon Local Plan: Part One - Strategic Policies was adopted in November 2012. The following policies are referred to in the Council's reasons for refusal:

Policy BE1 Built Environment; and,
Policy HE1 Heritage.

Policy BE1 sets out the overarching and strategic design objectives of the Council. Through this policy high quality design which enhances local distinctiveness and contributes positively to the local area is sought.

Policy HE1 seeks to conserve and enhance Hillingdon's distinct and varied environment including locally recognised historic features such as Areas of Special Local Character.

Hillingdon Local Plan: Part Two – Saved UDP Policies

- 5.6 The Unitary Development Plan (UDP) was Hillingdon's long term development strategy, originally adopted in 1998. The strategic policies have been replaced by the Local Plan: Part One – Strategic Policies however a number of the remaining policies have been 'saved' and encompassed in the document commonly referred to by the Council as Local Plan: Part Two – Saved UDP Policies 2012. The following policies are referred to in the reasons the refusal.

BE5 New development within area of special local character
BE13 New development must harmonise with the existing street scene
BE15 Alteration and extension to existing buildings
BE19 New development must improve or complement the character of the area
BE21 Siting, bulk and proximity of new buildings/extensions

Policy BE5 seeks to ensure that new development in areas of special local character harmonises with other buildings in the area in terms of materials, design features, architectural style and building heights.

Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area.

Policy BE15 seeks to ensure that extensions harmonise with the scale, form architectural composition and proportions of the original building.

Policy BE19 seeks to ensure that new development complements or improves the amenity and character of the area.

Policy BE21 outlines that permission will not be granted for extensions which by reason of their siting, bulk and proximity, would result in significant loss of residential amenity.

Hillingdon Local Plan: Part Two – Development Management Policies with Modifications (March 2019)

- 5.7 The Council submitted the Local Plan Part Two to the Secretary of State on 18 May 2018. The Inspector's report was received by the council on 22 October 2019. The following policies from this document are referred to in the reasons for refusal.

DMHB1 Heritage Assets
DMHB 5 Areas of Special Local Character
DMHD 1 Alterations and Extensions to Residential Dwellings

Policy DMHB1 states that the Council will expect development to avoid harm to the historic environment.

Policy DMHB 5 seeks to ensure that within Areas of Special Local Character new development reflects the character of the area in terms of scale, building lines, height, design and materials. Furthermore, extensions are expected to be subservient to the original building allowing for sufficient space for appropriate landscaping.

Policy DMHD 1 sets out the overarching and strategic design objectives of the Council and then sets out specific requirements for different types of extension.

The London Plan (2016) and Draft London Plan (2019)

- 5.8 A number of policies are generally relevant to the consideration of this application. In particular, the following;

Policy 3.5 (2016) Quality and design of housing developments
Policy 7.6 (2016) Architecture
Policy D.2 (2019) Delivering good design

Hillingdon Design and Access Statement Supplementary Planning Document: Residential Extensions (adopted 2008)

- 5.9 The Council's reasons for refusal also refer to the Residential Extensions Supplementary Planning Document. (SPD). The document sets out guidance and standards relating to a raft of design based issues. Section 5 refers specifically to two storey side extensions, section 6 to two storey rear extensions and section 7 to loft conversions and roof alterations.
- 5.10 The delegated report refers to paragraph 4.9 of the Hillingdon Design and Access Statement Supplementary Planning Document: Residential Layouts however this document is not referred to in the reasons for refusal. This states that where a two or more storey building abuts a property or its garden adequate distance should be maintained to overcome possible overdomination.
- 5.11 Similarly, policy BE20 of the Hillingdon Local Plan: Part Two – Unitary Development Plan Saved Policies (November 2012) is referenced in the delegated report but not in any of the reasons for refusal. This policy required buildings to be laid out so that adequate day and sunlight can penetrate between them to safeguard the amenities of existing houses.

6 The Case on behalf of the Appellant

Reason for refusal 1

- 6.1 The Council's first reason for refusal relates to the proposal as a whole and sets out two main issues. That is the effect of the proposed extensions on the architectural composition of original dwelling and the effect on the character and visual amenities of the street scene and on the wider Dene Road Area of Special Local Character.

Issue 1: the effect of the proposed extensions upon the character of the existing dwelling

- 6.2 The Council's reason for refusal refers to the size, scale, bulk, width and design of the extension as representing an unduly incongruous form of development that would fail to harmonise with the original dwelling. The reason for refusal refers to policies BE1 and HE1 of the Hillingdon Local Plan: Part One – Strategic Policies, policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two – Unitary Development Plan Saved Policies, policies DMHB1, DMHB 5 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies with Modifications (March 2019) and the Residential Extensions SPD.
- 6.3 The side extensions whilst relatively large, cumulatively, are still subservient to the existing dwelling in terms of width. The introduction of extensions to both sides of the property ensures that the front projection remains central and the symmetry of the dwelling remains balanced. The stepping down of the ridge line to the northern side extension also assists in ensuring that the side extensions do not dominate the original dwelling. A gap of circa 1.4 metres will remain between the southern extension and the boundary with 3 Sherbourne Place allowing sufficient space for future maintenance and access to the rear garden. The relationship between Five Rivers and The Limes to the north will ensure that the houses do not combine visually to form a terraced appearance as required by the SPD. The front building line of the original dwelling will be retained, which accords with the guidance in the SPD.
- 6.4 The rear extension extends 4 metres from the existing rear elevation, a depth that is considered acceptable for detached dwellings in the House Extensions SPD again ensuring that the extension respects and complements the size of the host dwelling. The garden area to the property is large, so adequate amenity space for the occupiers will be retained.
- 6.5 Whilst there is a relatively large increase in floorspace, much of this will be through the conversion and alteration of the roof space to habitable use and, whilst the roof design will be altered to accommodate this, the ridge height will not increase. The Council has not raised any specific issue with the two proposed rear dormers or the rooflights. The front dormer will be considered in more detail in paragraphs 6.14 – 6.17.
- 6.6 The proposed materials for the extensions will match and harmonise with those of the original dwelling.

Issue 2: the effect of the proposed extension of the character and visual amenities of the street scene and on the wider Dene Road Area of Special Local Character.

- 6.7 The appeal site falls within the Dene Road Area of Special Local Character and whilst there is a generic reference to their designation on the basis of their local architectural, townscape or historic merits there is no specific appraisal detailing what the particular merits of the Dene Road area are considered to be.

- 6.8 In practice, Hill Road and the Dene Road Area are characterised by large dwellings with extensive gardens, many of which extend the full width of the plot. The majority of house types in the area are individual. There is very little consistency or uniformity in terms of materials, building lines, design features, architectural features or roof design. The proposal will result in a larger dwelling whilst still maintaining an extensive garden area which is wholly characteristic of the area. The proposal is considered to be of high quality design, which would relate well to the existing host dwelling and respond to the particular site characteristics. The individual nature of this property will be maintained.
- 6.9 It is not considered that the extensions would be incongruous or that they would fail to harmonise with the architectural composition of the original dwelling, as suggested by the Council. Further, it is not considered that the extension would be detrimental to the character, appearance and visual amenity of the street scene or the wider Dene Road Area of Special Local Character. As such, there would not be any significant conflict with policies BE1 and HE1 of the Hillingdon Local Plan: Part One – Strategic Policies, policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two – Unitary Development Plan Saved Policies, policies DMHB1, DMHB 5 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies with Modifications (March 2019) or the Residential Extensions SPD.

Reason for refusal 2

- 6.10 The Council's second reason for refusal relates specifically to the proposed two storey side extension to the northern gable of the property and the impact of this extension, by virtue of its size, scale, bulk and proximity, on the amenities of the occupiers of The Limes (8 Hill Road) by reason of overdominance, visual intrusion and loss of outlook. The reason for refusal refers to policies BE19 and BE21 of the Hillingdon Local Plan: Part Two – Unitary Development Plan Saved Policies, policy DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies with Modifications (March 2019) and the Residential Extensions SPD.
- 6.11 Policy DMHD 1 seeks to ensure that a 'satisfactory relationship with adjoining dwellings is achieved' and that there is 'no unacceptable loss of outlook to neighbouring occupiers'. Similarly, policy BE21 seeks to prevent extensions which would result in significant loss of residential amenity.
- 6.12 Whilst it is acknowledged that the proposed side extension will have an impact on The Limes in so far as the required separation distance between gable and main elevation of 15 metres will not be achieved, it is considered that there are a number of mitigating factors. Firstly, the depth of Five Rivers, even taking into account the proposed extensions, is much shallower than The Limes and as such the impact of the proposed extension will not be experienced across the whole depth of The Limes. Secondly, the roof design has been carefully designed to reduce its bulk and the eaves and ridge heights will remain the same. Furthermore, the side extension reduces to single storey in the north west corner. Thirdly, the proposed extension only contains a door and a high level roof light and as such the impact on privacy will be negligible. Fourthly, the internal layout plans submitted with the 2011 application (see image 4 above) to extend The Limes demonstrates that two of the rooms at both ground and first floor level are dual aspect with the principle windows facing either east or west, not to the south. Finally, there is an existing patio area to the south of The Limes which may be affected by the extension however the patio is a small proportion of the overall garden area, the majority of which will not be affected by the proposal.
- 6.13 For all these reasons it is not considered that the two storey side extension would not result in 'significant' loss of residential amenity which is the test detailed in policy BE21.

Reason for refusal 3

- 6.14 The Council's third reason for refusal relates specifically to the proposed front dormer and the impact of this on the architectural composition of the original dwelling and the character and appearance of the street scene and wider Dene Road Area of Special Local Character. The reason for refusal refers to policies BE1 and HE1 of the Hillingdon Local Plan: Part One – Strategic Policies, policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two – Unitary Development Plan Saved Policies, policies DMHB1, DMHB 5 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies with Modifications (March 2019) and the Residential Extensions SPD.
- 6.15 Despite the planning officer commenting in the delegated report that 'front dormers are not characteristic of Hill Road or the wider Dean Road Area of Special Local Character', there are a number of examples of front dormers on properties, that also fall within the Dene Road Area of Special Local Character. One of these is on a property on Moor Park Road and the other is on 3 Sherbourne Place (which is situated directly adjacent to the appeal site).



Image 6: Example of front dormer, Moor Park Road (image taken from Google Maps)

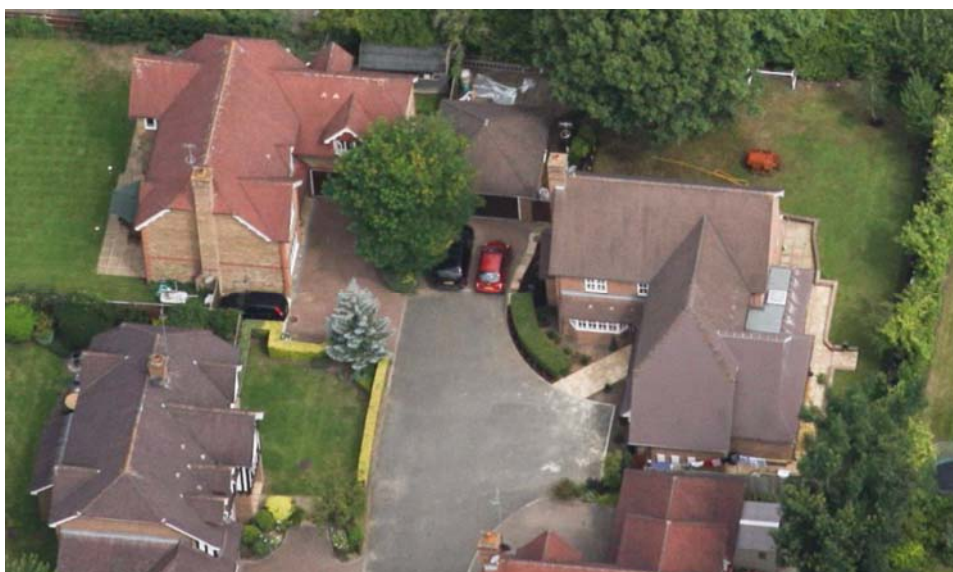


Image 7: Further example of front dormer, 3 Sherbourne Place (image taken from Bing)

- 6.16 Taking these existing examples into account, it is not considered that the introduction of a front dormer will be unduly incongruous as it will merely add to the uniqueness of the property and to the character of the street scene and Area of Special Local Character.
- 6.17 Notwithstanding this view, it is accepted that the introduction of a front dormer would be contrary to policy DMHD1 and advice in the Residential Extensions SPD and as such the Appellant is willing to accept a split decision (Section 79 of the Town and Country Planning Act 1990 (as amended)) in allowing the appeal insofar as it relates to the other elements of the proposal but dismissing the appeal in relation to the front dormer. The Appellant is willing to accept or discuss any suggested conditions to control the permission in this way.

7 Conclusions

- 7.1 The appeal proposal relates to side and rear extensions and the conversion of the roof space to habitable use. The extensions have been carefully designed and relate well to the host dwelling and maintain the overall character of the locality.
- 7.2 Whilst the extensions, when considered cumulatively, are relatively large, through careful design, they remain subservient to host dwelling and ensure the general character of the dwelling is maintained. The dwellings on Hill Road and within the Dene Road Area of Special Local Character are individual in design and character and the proposed extensions will maintain the individual nature of Five Rivers and it will continue to make a positive contribution to the street scene.
- 7.3 Whilst it is acknowledged that the two storey extension to the north will not achieve the required separation distance with The Limes, a number of mitigating factors have been outlined which will ensure that the impact on the amenities of this adjoining property will not be significant; the test set out in policy BE21.
- 7.4 It is concluded that the proposed extensions would not adversely impact upon the character of the existing house, nor impact negatively on the character and appearance of the street scene or wider Dene Road Area of Special Local Character. The proposal would not result unacceptable levels of harm to the amenities of the occupiers of The Limes, 8 Hill Road. As such, it is considered that the proposal would comply with policies BE1 and HE1 of the Hillingdon Local Plan: Part One – Strategic Policies, policies BE5, BE13, BE15, BE19 and BE21 of the Hillingdon Local Plan: Part Two – Unitary Development Plan Saved Policies, policies DMHB1, DMHB 5 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies with Modifications (March 2019) and the Residential Extensions SPD.
- 7.5 For these reasons, the Inspector is respectfully requested to allow the appeal, or issue a split decision, subject to any necessary conditions required to control the development.

SK 4/11/19

APPENDIX 1

Officer's delegated report

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No.	Report of the Head of Planning, Transportation and Regeneration	
Address	FIVE RIVERS, 10 HILL ROAD NORTHWOOD	
Development:	Part two storey, part single storey side/rear extensions and conversion of roof space to habitable use to include a front dormer, 2 rear dormers and 4 roof lights	
LBH Ref Nos:	1965/APP/2019/1938	
Drawing Nos:	BP-01 BP-P01 P003 Rev. J P005 Rev. J P006 Rev. J P004 Rev. L SP-01 Rev. B P002 Rev. J P001 Rev. L P007 Rev. J P008 Rev. J	
Date Plans Received:	09/06/2019	Date(s) of Amendment(s):
Date Application Valid:	19/06/2019	

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey detached house located on Hill Road Northwood and falls within the Dene Road Area of Special Local Character. The application property is the first which is orientated to front face the highway on the Eastern side of Hill Road. The surrounding area is residential in character and comprises a mixture of properties different in size and design.

1.2 Proposed Scheme

The application seeks planning permission for a part two storey, part single storey side/rear extensions to both sides of the property and conversion of roof space to habitable use to include a front dormer and 2 x rear dormers, with 4 x roof lights

1.3 Relevant Planning History Comment on Planning History

1965/A/89/1393 - Erection of two storey side extension, single storey side extension and erection of double garage to frontage - Approved 26/4/1990

1965/B/90/1994 - Erection of two single storey front extensions including a double garage - Approved 11/3/1991

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

12 neighbouring properties and the residents associations were consulted by letter dated 21/6/2019 and a site notice displayed which expired on 3/7/2019

Two written representations have been received and the comments have been summarised as follows: -

Proximity to the boundary
Height of proposal
Loss of light
Possible damage to highway
Construction hours
Part Wall Notice

Officer response - the first three points will be addressed in the 'Main Planning Issues' section of this report. Highway damage and construction hours can be addressed by the addition of informatives should planning permission be forthcoming. The Party Wall issue is a civil matter between neighbours and is not a material planning consideration as this is dealt with under other legislation.

Tress and Landscaping

This site is occupied by a two-storey detached house situated within a spacious plot on the east side of Hill Road. The site lies within the area covered by TPO 13, with group G21 situated in the south-west corner and some individual trees protected off-site in the neighbouring property, house number 8. (This is an old TPO and on site it is apparent that few, if any, of the protected trees remain.)

COMMENT: No trees will be directly affected by the proposed extensions, which occupy areas that are currently paved. Tree protection measures should be conditioned to ensure that nearby trees and hedges are protected from indirect/accidental damage associated with the building operations (including site access, site huts, storage/handling of materials).

RECOMMENDATION: No objection subject to pre-commencement condition RES8.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. BE5

Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites and the Dene Road Area of Special Local Character.

Policy DMHD 1 in relation to two storey side extensions states, inter alia:

- i) side extensions should not exceed half the width of the original property;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;

in relation to two storey rear extensions it states, inter alia:

- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will

not be supported; and

ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

In relation to roof extensions it states:

"roof extensions should be located on the rear elevation only"

The two storey side extension on the southern boundary would be set in by 900mm from the side, have a width of 4.3m, extend to a depth of 4m beyond the original rear wall and then across the full width of the rear elevation to adjoin up against the proposed part single storey rear element on the northern boundary.

The two storey element on the northern boundary would run the full depth of the flank elevation being 4m in width then extend beyond the original rear wall at single storey to a depth of 4m.

Two dormers are proposed in the rear roof slope together with a window at first floor level in the southern boundary two storey element which would be set under a small gable roof. A front dormer is also proposed in the front roof slope together with one roof light and a further first floor window in the northern side extension set under a small gable roof.

Without taking the garage into consideration the proposed extensions would see the footprint of the dwelling (269.21sqm) more than doubled. Whilst the majority of the proposed extensions when viewed in isolation would meet the requirements set out in the council's adopted SPD (HDAS) the cumulative impact of the extensions is considered to be excessive by reason of the scale, form and design, including a large crown roof design, which would be particularly visible from all angles given the forward siting of the property, would not appear subordinate to the original house and would not harmonise satisfactorily with its character and appearance or that of the Dene Road Area of Special Local Character. Furthermore, a front dormer is proposed, which is sited somewhat curiously on the edge of the roof. Front dormers are not characteristic of Hill Road or the wider Dene Road ASLC and this element would appear incongruous within the street scene. The proposed development is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies DMHB 1, DMHB 5 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity to not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

Two storey extensions will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook and daylight. Any extensions at first floor should not extend beyond a 45 degree taken from the centre of the nearest of the first floor window of any habitable room of the neighbouring property. Paragraph 4.9 of the HDAS Residential Layouts SPD states that where a two or more storey property abuts a property or its garden adequate distance should be maintained to overcome possible domination. The distance provided will be dependant on the bulk and size of the building but generally 15m will be the minimum acceptable distance.

The proposed two storey side extension to the side elevation which faces No. 8 Hill Road would breach the 45 degree angle from the centre point of the first floor windows of the adjacent properties, concerns are raised in terms of the impact that the two storey side and the single rear extension element along the boundary would have on the residential amenities of the occupants of the adjacent property at Number 8. The proposed extensions would be constructed within 10 metres of this property and no information has been submitted in support of the application which would demonstrate the impact the proposed development would have on No.8 in relation to visual amenity, outlook and loss of light.

The side elevation on the southern boundary of the application site faces the rear of the adjoining neighbour at No. 3 Sherborne Place where there is high level screening in the form of trees and high hedges separating the two neighbouring properties. It is therefore considered that the proposed development would not impact this adjoining neighbour in terms of overshadowing, overdominance, light or visual amenity.

The proposed development by reason of its size, scale and siting is considered to be an overbearing structure that would overshadow the adjoining property at No. 8 Hill Road resulting in a loss of their residential amenities and light levels and would therefore be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012).

Policy BE23 seeks to provide or maintain external amenity space which is sufficient to protect the amenity of the proposed and surrounding buildings. This is assessed in conjunction with the Hillingdon SPD which seeks 100 square metres for four + bed houses. A recent site visit confirmed that the retained area would be significantly larger than the minimum standard.

Whilst there is no objection in principle to extending the application property, concerns are raised in terms of the visual impact of the proposal e proposed extensions, by virtue of their excessive scale, bulk and design, would represent an incongruous and cramped form of development which would detract from the architectural integrity of the host dwelling. Furthermore, the proposal would result in an unacceptable loss of amenity to the occupants of the adjacent property at Number 8 Hill Road.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extensions, by reason of their size, scale, bulk, width and design would represent an unduly incongruous form of development which would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and the visual amenities of the street scene and the wider Dene Road Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies DMHB 1, DMHB 5 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed two storey side extension, by virtue of its size, scale, bulk and proximity,

would be detrimental to the amenities of the adjoining occupier at 8 Hill Road by reason of overdominance, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed front dormer, by reason of its siting and position would represent an unduly incongruous form of development which would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and the wider Dene Road Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies DMHB 1, DMHB 5 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

Standard Informatives

- 1** The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

Contact Officer: Diane Verona

Telephone No: 01895 250230